145 BUSINESS OPPORTUNITIES

BIG COHO FISHING RESORT

NORTH VANCOUVER ISLAND

Located in the finest fishing grounds of the whole of Vancouver Island and enjoying the finest of silver sand beaches. Popular with American tourists and enjoying an unsurpassable sea view. Completely built within the last five years and enjoying a 4-star rating. With all units well decorated. There are 8 rental units, a trailer park for 50 trailers, with light, water, septic tanks. There is camping space for 100 tenters. There are a large number of clinker-built boats, tables, guides, launching winch for boats. Located on nearly 2 acres of park-like grounds with waterfront foreshore rights. Season from April 1 to Nov. 30. Net profit is very high for the amount invested of $25,000 down.
Full price $49,000

Contact I. V. Ed Saunders, home, Sundays, evenings. EV 4-9458. Northwestern Securities of Victoria Ltd., 631 Yates St. EV 5-6741.

ESQUIMALT DUPLEX $2000 DOWN

Right on Esquimalt Road in the heart of an excellent rental area on a large 30x164 valuable apartment-zoned lot, this spic and span older-type duplex offers a first-class investment by any standards. Full basement, automatic coal stoker furnace. Separate meters. At present owner-occupied. Rents should total $120 per month. Full price ... $9500

This offer should have immediate action. For further details call J. Mears, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.

Small General Store

IN COUNTRY, offering retired person ideal opportunity to supplement income by approx. $200 per mo. Property consists of ½ acre partly lawn and flower beds, store buildings, living quarters and garage. On bus route. City light and water. Estab 11 yrs, now has steady regular turnover without being rushed.
Full price ... $9500
Plus stock at invoice. Phone MRS. JOHNSTON, EV 5-6741 or EV 2-5655. Northwestern Securities of Victoria Ltd.

MEAT MARKET

If you are a qualified butcher, this may be just the opportunity you have been looking for. $1,800 cash is all it takes to put you on the road to independence. Balance on convenient terms. Lease on premises available for your protection. Please do not ask for information on telephone. Full particulars by appointment with Don Bacon, EV 5-6741 or EV 4-0237.
Price ... $6950
Northwestern Securities of Victoria Ltd.

SHAWNIGAN LAKE ACREAGE

Property consisting of 20 acres with approximately 400 ft. lake frontage. Suitable for development as auto court, marina or subdivision. Five-room house, barn and other buildings on property. For further particulars call

Anne Donaldson EV 2-6870

Island Investment Co. EV 4-7146

APARTMENT 4 SUITES

Situated within walking distance to town. Consists of one 2-bedroom and three 1-bedroom suites; carports, auto oil hot-water heating; electric ranges and frigs in each suite. Revenue $3,150 annually, always rented. This is your chance to obtain a trouble-free revenue property for the full price of only $21,000. Clear title. Let me show you this one while it's still available. Please contact Mr. Bryan, EV 2-4255, res. EV 4-4771. J. H. Whittome & Co. Ltd.

DUPLEX HOW LONG HAVE YOU BEEN LOOKING?

1. 2 bedrooms each side.
2. North Oak Bay.
3. Full basement.
4. Automatic oil heat.
5. Only 5 yrs old.

$25,500 (Half Cash)

Call Jim Ranson, Res. EV 5-6614. Brown Bros. Agencies Ltd., 1125 Blanshard St. EV 5-8771.

OPPORTUNITY BEST MONEY MAKER YOU WILL FIND

4-Dryer Beauty Parlor, located in good clientele area. Good gross business. Interested parties please call at once. Only ... $3,750

Call J. Mann, EV 5-3837, or office, EV 5-8704.

Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

AUTO COURTS AND LICENSED HOTELS

Up-Island, have several choice 8-10 and 14-unit, 4 and 3 star, priced at $45,000 to $60,000. One owner will consider offer of trade for revenue property. 3 good licensed hotels. These are all good buys. If interested, contact J. De Man, EV 4-2402.

H. A. HUMBER LTD.

620 View St. EV 2-9161

12-SUITE BLOCK NET RETURNS $8700

This is a de luxe apartment house property with a fine rental record. It is in a choice location and is in excellent condition with a constant waiting list. It shows 12% net returns and about $30,000 will handle. See Bill Kennedy, Phone EV 5-6741, or EV 4-4026. Northwestern Securities of Victoria Ltd.

SIDE-BY-SIDE DUPLEX

Full basement, H.A. furnace. Good rental area. Close in. Price $11,750 with terms. Phone A. V. Waite, Hollick Realty (1958) Ltd., EV 5-8186. Res. EV 3-1573.

JAMES BAY 8 RENTALS

Plus 3-rm. S.C. site for owner. Total revenue $273 P.M. If you have $4,000 cash a very attractive price can be arranged. Nearly all furnishings are included. Part bsmnt, coal stoker, carport. For information and appts, please call

MRS. LAVENDER
EV 2-4251 EV 5-6327
RITHET CONSOLIDATED LTD.

HARDWARE BUSINESS

Located in Oak Bay, virtually no competition; business increase approximately 20% over 1957; an ideal setup for a couple. Fully modern store with top-grade fixtures, lease available. Price $9,200, plus stock (approx. $16,000). Owner would also consider selling bldg. includes de luxe 3-rm suite, oil HW heat. S. W. Anderson, EV 4-9305, res., EV 2-8917. Financial Survey Ltd.

HAVE A MODERN HOME IN Fairfield, 3 bedrooms, value approximately $14,000, clear title. Owner would like to exchange this property as the down payment on a 4 or 5-suite apartment block. Contact Harold Ware, Town & Country Homes Ltd., 851 Pandora Ave. EV 2-7276, res. EV 2-1461.

145 BUSINESS OPPORTUNITIES

INVESTMENT OPPORTUNITY

Here is an opportunity for an inflation hedge that will bring outstanding capital gain on this strategic corner location. Ultra modern building. The floor area of the main floor is over 3,400 sq. ft. In addition to this substantial building there are 7 large lots for future expansion. For complete details for this tremendous opportunity.
Full Price ... $135,000

Phone D. Adams, GR 8-3294

NORTHWESTERN SECURITIES

SECURITY SAVINGS

PLUS ALL EXPENSES AND A FREE SUITE FOR OWNER

4-SUITE CONVERSION in Fairfield. All self-contained, each with private bathroom and kitchen. A splendid investment to help with the present-day cost of living.
Full price only ... $17,250

L. H. Rands, EV 3-4117; Res., EV 2-8980.

LEACH & SPARKS

BARGAIN GROCERY STORE $5000 Plus Stock

A very comfortable living for two people. Present proprietor has bought auto court and is leaving Victoria. This business is being sold as a going concern. Don't buy a defunct business and have to build it up, buy this and coast. Phone Sid Bentley, EV 5-9765; eves., EV 2-6600.

FAIRFIELD REALTY, 335 Cook St.

DUPLEX OAK BAY

$1,500 down, $75 per month buys this well built up and down duplex. REVENUE $100 per month, can be increased. Separate entrances. TENANTS PAY OWN UTILITIES. Low taxes. Exceptional buy for $9,975. Act now, call Mr. Ludlow EV 2-7276. Res. EV 3-8101. Town & Country Homes Ltd., 851 Pandora Ave.

OPPORTUNITY KNOCKS

$1,500 down. Grocery and conf. (suburban), plus stock at inv. Turnover $2,500 per month. Easily operated. Low rent on lease. Wonderful opportunity for retired couple. For full information phone Stan Hyland, EV 4-9305; res. EV 3-3520. Financial Survey Ltd.

REVENUE

4 self-contained stes, not a conversion. Owner pays taxes, ins. and water. Only 4 yrs old. Showing over 11% on full asking price of $25,000 with good terms, less for C.T.M.

Roy Gill, EV 4-9305; res. EV 4-3310

Financial Survey Ltd.

FAMILY BUSINESS

GROCERY—$2,000 stock.
CAFE—$3,000 equipment.
GAS PUMP—$1,500 gal per month.
3 bedroom home. Sea view. 17 miles from Victoria. A good going business at ... $18,100

A. R. FOSTER
EV 2-4251 EV 2-0722
RITHET CONSOLIDATED LTD.

Ground Floor Opportunity

For CAPITAL GAIN. Store and apartment, modern stucco on valuable corner in fast-growing GORDON HEAD. Must sell this property which is well leased. For details call PHIL SIMPSON, EV 2-7276 anytime. Town & Country Homes Ltd., 851 Pandora Ave.

S x S DUPLEX

Two self-contained units, stucco finish, 2 BR and fireplace each; rents $60 per side. You must see this for value. A bargain on terms ... $10,500

Call Ivan Patrick, EV 5-6741. Res. EV 3-9043. Northwestern Securities Ltd.

JUST FOR YOU

This is your chance for a revenue property—four housekeeping units. Full basement. Full price just $8,800, with a low down payment of $1,000 or??? To view this buy call G. SERIGHT, EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

A HOME AND NICE INCOME

Good solid home combined with a neighborhood grocery. Let it pay for itself and keep you in comfort. $5,500 will handle. Just phone Tom Gibbs, EV 5-6741 or EV 2-7468. Northwestern Securities of Victoria Ltd.

WANTED A RETAIL OR WHOLESALE business, not food. Will pay all cash, from $10,000 to $25,000. Phone Mr. Jones before 9.30 a.m. and after 5 p.m. at EV 3-2202 for an appointment. Mr. Jones, Jones & Scott Ltd., 332 Yarrow Building.

FOR SALE—3110 SHELBOURNE. Consists of store space downstairs, beautiful 5-room suite upstairs with Oil-O-Matic heat. Property is 80x150. Right in the heart of the largest new shopping centre. Asking price $24,900. Open to reasonable offers or possible trade considered. Have a look for yourself and if interested please contact owner EV 5-6934.

WELL-KNOWN QUALICUM RESORT, 500 ft. of sea frontage. Lodge, dining room seats 60, annex with six units. Separate duplex, 6 modern cottages plus coffee shop, licensed for beer and wines. Will accept large modern apartment block as part payment. Price $105,000. Mr. Holland of Swinerton's, EV 3-7181, res. EV 4-7659.

GROCERY AND HARDWARE

Excellent location, well-established, self-serve business; turnover $115,000 per year, best of equipment; hours, 8 to 6 p.m.; good steady trade; easy rent on lease. Full price $10,000, plus stock at invoice; terms. Seen by appointment only. Stan Hyland, EV 4-9305; res., EV 3-3520. Financial Survey Limited.

PAY $2,000 DOWN, TOTAL PRICE $7,750 for revenue building. Consists of two suites and store. Total rents $1,824 less taxes, etc., nets $1,434 or 18½%. Please call George Dickason eves. EV 3-0449. King Realty, EV 2-2131.

5 RENTAL INCOME PROPERTY Walking distance to city, park and sea. Consistent gross revenue $2,500 per annum. Full purchase price $11,250. Owner, Victoria Press, Box 1904. No agents.

UP-ISLAND FISH AND CHIP SHOP, including building and living quarters. Going concern, steady business. Excellent location. Grossing about $9,000 per yr. $2,000 down, $5,600. Particulars, McCandless Realty, 830 Fort. EV 3-6111 or EV 4-9855.

SNAP SALE

On clean, well-equipped cafe. $2,000 down or $5,500 cash. For information please phone H. Bitterman, Northwestern Securities.

ATTRACTIVE FLORIST AND GIFT shop. Excellent tourist location. Victoria Press, Box 1828.

WANTED TO PURCHASE: GOOD motel on Vancouver Island, must be near beach on main highway; will assume mortgage. Send particulars to A. Davies, 2432—23rd Street N.W., Calgary, Alta.

REAL ESTATE OFFICE, ON THE ground floor, has space and services of a secretary to share, or will buy insurance department. Victoria Press, Box 878.

145 BUSINESS OPPORTUNITIES

AUTO COURT

Ten units, plus hook-up for 10 trailers. A lovely setting, with room for expansion. Owner retiring. Revenue approx. $10,000. $20,000 handles.
Price ... $46,000

Roy Gill, EV 4-9305; res., EV 4-3310
Financial Survey Limited

DE LUXE DUPLEX

Rockland area, about $10,500 down; 5½% NHA mortgage. No agents. EV 5-3778.

COLLECTORS, DEALERS — RARE books, series of portraits, biographies of Emperors of Turkey, published London, 1815. Elephant folio. 30 colored engravings by John Young, engraved in Mezzotinto. Also French watch by Vauchez, m/d about 1780-1790. Phone EV 4-4871.

DUPLEX, UNDER CONSTRUCTION —2 bedrooms each side. This is an economy unit of top construction, wonderful rental area in Esquimalt. $7,300 down at $80 per mo. only $15,000. Call R. Harris, EV 2-4255 anytime. J. H. Whittome & Co. Ltd.

SERVICE STATION FOR LEASE existing business, exceptional opportunity. $2,500 capital required. P.O. Box 296, Victoria.

SELL OR TRADE VARIETY, CONFECTIONERY-coffee bar, living quarters. EV 3-1972, evenings. No agents.

147 EXCHANGE REAL ESTATE

STORE AND 3 MODERN SUITES

Will trade for older type home, or acreage suitable for subdivision or sell. This is a modern building. Good location. 3 3-rm suites, electric ranges and frigs and modern store. Net revenue $2,490. O-O-M HW heating. Expansion possibilities.
Priced right ... $26,000

Further particulars
P. G. Williams, EV 4-9305; res. EV 4-9657.

Financial Survey Limited

LET'S EXCHANGE

My client has de luxe 2-year-old $22,500 home. No. 1 district. Will exchange equity for older home with income or income possibility; equity approx. $5,000. Ideal exchange for professional man with good income. Mr. Betts, EV 4-9318, EV 3-2998. C. N. Montague Co.

EXCHANGE

4-STE APT. NETTING APPROX 12%, in choic location. Equity $17,800. Will trade for clear title Fairfield bungalow preferred or any good location. Call RACHEL RUSSELL, EV 5-6741, Northwestern Securities of Victoria Ltd.

WILL TRADE OLDER 3-BEDROOM 1-floor bsmt home in North Oak Bay for 4-rm no-bsmt bung in Jubilee-Willows or Oakland district. Price range around $7,000. B. E. Porritt, EV 4-9318, EV 4-6152. C. N. Montague Co.

FLORIDA GOLD COAST. RENT free, 3 bedrooms, in exchange 2 or 3-bedroom home, Victoria area, completely furnished. Immediate occupancy, or June through Aug. or full year. Option to buy. D. Howe, P.O. Box 365, Deerfield Beach, Fla., U.S.A.

HOME OWNER WITH $4,000 equity in modern well-located bungalow will exchange same on small holding or farm. Ken Walters, phone EV 5-7820. Capital City Realty, EV 4-1922.

WILL TRADE OLDER 2-BEDROOM home for older 3-bedroom home all on one floor with basement. Phone S. Stephens, EV 3-7844. Taylor Spittal Ltd., EV 4-9308.

3-BEDROOM HOME AND 1 2 OR 3 acres for 50' trailer. Ruth E. Hutcheson, EV 4-9318, GR 8-3536. C. N. Montague Co. Ltd.

148 LISTINGS CANCELLED

2036 RICHMOND ROAD SOLD BY Art Yells, Harry Foster Ltd.

149 LISTINGS WANTED

HAVE HOUSE MUST TRAVEL?

If you find yourself in the above circumstances there is no cause for alarm. I am convinced I can find you a purchaser to meet any fair price and terms, from our long list of accredited clients waiting to purchase properties in all districts of Victoria and surrounding areas. Please phone JOHN ROWTON of Northwestern Securities of Victoria Ltd. EV 5-6741 anytime.

"ORGANIZATION"

Let us "organize" the sale of your home. To effect the sale of anything on today's markets, a definite sales plan of "merchandising" is required. If your home has been on the market for any length of time and you are wondering why it has NOT SOLD, let us give you our COMPLETE ANALYSIS and make it IMMEDIATELY SALEABLE.

For further information Please phone ETHEL HARVEY, EV 5-4368 or EV 5-6741. Northwestern Securities of Victoria Ltd.

$4000 CASH

My client will pay $4,000 down for your 2-3-bedroom home in a good location. Price not to exceed $10,500. If you want to sell your house, call SYLVIA NIXON right now at EV 5-6741. Northwestern Securities of Victoria Ltd.

Naval Officer Just Arrived

Requires 2-3 bedroom home. Possession 30 days. Phone George Clark, Western Homes Ltd., EV 2-2157, res. EV 2-3453.

REVENUE WANTED NOW

DUPLEX, TRIPLEX CLIENTS AVAILABLE THIS IS URGENT

C. Mallett, EV 2-2157 anytime.
WESTERN HOMES LTD.

NEEDED NOW

Self-contained up-and-down duplex. Must have two bedrooms on main floor for owner. $3,000 down offered. Jubilee or south of Fort Street area. Genuine buyer, call my agent, Mr. James, Western Homes Ltd., 611 Yates St., EV 2-2157.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING

Deal with the realtor of your choice. Your property is placed before the clientele of 51 member-firms . . . their salesmen, their contacts go to work for you.

MULTIPLE LISTING BUREAU
1216 Broad Street

EXCLUSIVE, CITY. FOUR 2-room suites, 1 single room. Good repts. Low upkeep. $3,000 down, $85 per month. Full price $12,500. To view call Gordon Thomas at EV 4-5116 or EV 4-7128. D. Hawkes Real Estate.

150 HOUSES FOR SALE

MAYBE $1,300 DOWN

City. Lovely new 3-bedroom NHA home, full basement. Oil-O-Matic. Full price $12,300, approximately $75 per month. Call Mrs. Fulton Phone EV 3-1983. The City Brokerage, 1018 Blanshard.

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.

96 Years in Real Estate.

LANSDOWNE PARK AMIDST THE OAKS INSTANTLY APPEALING

Yes, this beautiful new bungalow now nearly completed at 3355 Gibbs Road has the location, planning, workmanship and materials to make this a truly outstanding home for today's living. Some of the features are: very attractive living room with raised hearth and mahogany panelled inside walls, dining room with sliding glass doors to large SUN DECK, very smart cabinet kitchen with breakfast area and laundry facilities, 4-piece bathroom with vanity, and 3 bedrooms, the master bedroom having 2-pc washroom with vanity off. Open stairway with wrought iron railings and gate to a full high above ground cement basement with roughed-in plumbing, fireplace for rumpus room and space for extra bedrooms, 2-car carport. Outstanding buy. EXCLUSIVE LISTING ... $22,600

Call Mr. Hope at EV 4-4115 anytime for appointment to view.

MT. DOUGLAS AREA JUST COMPLETED 4157 GLENDENNING

This artistically-designed bungalow is situated on nearly an acre of treed land, offering quiet seclusion. Consists of living room with fine fireplace, two bedrooms, cabinet kitchen with large separate dining area, 4-pce bathroom with vanity, utility room. Oil HA heat. Carport. PRICE ... $13,700
with $3,500 down.

Call Mr. J. Mackenzie, EV 4-4115 anytime.

GORDON HEAD EXCLUSIVE NEW HOME UNDER CONSTRUCTION

Fine sea views, this beautifully-located home consists of living room, dining room, three bedrooms, cabinet kitchen with dining nook and 4-pce bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited.
Price ... $16,950

GOV'T STREET (JAMES BAY) 3 SC SUITES $3500 DOWN (OR OFFER)

House in good condition, full basement, hot-air pipe furnace, newly painted outside. REVENUE $90 plus very good owner's suite consisting of living room with fireplace, pantry, large kitchen, stove included, 3-pce bath and large bedroom.
Price only ... $12,950

Submit your terms!
Call J. MacKenzie, EV 4-4115 anytime.

UPLANDS BUNGALOW

A beautifully located 6-room cedar shake bungalow with southern exposure. Spacious liv rm and DR combined both with wall-to-wall carpet. The twin size bedrms and a lovely panelled den. Elec cabinet kitchen with nook. Extra bedrm, bathrm and rec room in basement. Lot is fully landscaped. Attached garage.
Price ... $27,500

Call Mr. Vivian Bagshawe EV 4-4115 anytime.

UPLANDS VIEW SEA AND OLYMPICS

Very attractive stucco residence. Architect designed and supervised. Built in 1935 of best materials obtainable. Large recept. hall. Spacious liv rm. Large dining rm. Library. Powder rm. Fully modernized kitchen. Open stairway to 3 good size bedrms. Dressing rm. 2 bathrms. The fully landscaped garden with a sheltered patio is delightful. Further details gladly given.
Price ... $36,000

Call Mr. Vivian Bagshawe EV 4-4115 anytime.

GORDON HEAD SEA VIEWS—MODERN DEN WITH FP

A beautiful rancher built 2 years ago and in immaculate condition throughout. Double attached carport leads to level entrance and through hall, large den with fireplace, living and dining rooms with panoramic views, smart kitchen and nook with views, large utility, workshop and storage rooms off. No basement, but plenty of storage in this home. Lot 100'x100'. 2 patios, planters, etc. Extra view lot may be purchased if desired. $11,000. NHA mortgage available, 8%% PITI. 5½%. See this
today at ... $18,950

Exclusive Listing.
Please ask for Mr. W. O. Cameron, EV 4-4115.

UPLANDS NOTTINGHAM AREA 2-BR BEAUTY!!

This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior — entrance hall to spacious living room, dining room and kitchen with all the latest features plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec room with open fireplace. The entire basement is improved with a nicely-finished bedroom, 2-pce bath, workshop and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title. Price ... $29,500

View by appointment only.
Exclusive Listing.
Please call Mr. W. O. Cameron, EV 4-4115.

A GOLFER'S PARADISE 3121 WOODBURN AVE.

See this spacious no bsmt rancher with over 1500 ft. of immaculate living area. Gracious entrance with slate floor. Thru hall. Lge living and dining area panelled in mahogany. Bright cheerful elec kitchen with eating area. Two lge bedrms and den or 3rd bedrm. Two baths. Dble carport. Kitchen overlooks beautiful Uplands golf course. Full Price ... $21,500
with good mtge available.

Exclusive Listing.
Please call Allan McGillivray at EV 4-4115 anytime.

ASKING $3000 DOWN $3000

Make your offer on this lovely 2-bedroom (room for 2 more) home with spacious din room, living room and kitchen. Full bsmt, oil heat and D-1 garage. Situated amongst the oaks at 3377 Salsbury Way. Drive by this much better than average home then call Allan McGillivray at EV 4-4115 anytime. Exclusive Listing. Full Price ... $13,500

THE B.C. LAND & INVESTMENT AGENCY LTD.

922 Government Street EV 4-4115

ISLAND INVESTMENT CO. LTD.

774 FORT ST. EV 4-7146

$2500 DOWN BAL. AS RENT

1. HIGH, QUIET LOCATION.
2. LARGE LR WITH FP.
3. THREE BEDROOMS.
4. FULL BASEMENT.
5. AIR-CONDITIONED OIL-O-MATIC HEAT.

FULL PRICE ... $12,850

To view call Anne Donaldson, EV 2-6870

MT. TOLMIE DISTRICT

We think this is the ideal home for a couple or small family. Attractive and exceptionally well-built 4-room bungalow, fully insulated and with high cement basement. Situated on 2 nice lots in lawns and garden with young bearing fruit trees, ornamental shrubs, etc. This is well worth the asking price of only $10,500. Eves. EV 4-9925, Bayne & Toder Agencies, 749 Fort St. Phone EV 2-1121.

FOUR-ROOM, STUCCO HOME, Haultain district. Phone EV 4-3072.

150 HOUSES FOR SALE

Ker & Stephenson Ltd.

SEA VIEW PROPERTY Overlooking BRENTWOOD BAY

If you want seclusion and privacy, with a beautiful view of the sea and the mountains, drive to the end of Josephine Road at Brentwood and judge for yourself. You can buy almost 2 acres, on city water, for only ... $6600

For further information call EV 5-3411 Mr. Lemmon EV 5-3411
Exclusive

531 SELKIRK

Vacant possession can be obtained on 531 SELKIRK. Drive by this charming bungalow and note its lovely setting. The main floor holds four good-sized rooms, and there is another in the basement. Package unit oil heat. $3,200 down and $80 a month with the full price only

$11,200

J. H. Ford
EV 5-3411, Larry Wagner, EV 5-3411

REDUCED FOR QUICK SALE

Owner leaving city, so 655 BAKER ST. is now offered for sale for only ... $11,370

Drive by and see this charming bungalow which overlooks the valley from its high location. Large L-shaped living and dining room with fireplace, cabinet electric kitchen, 2 bedrooms and 4-pce bath on main floor, recreation room, drive-in garage in basement, oil heat. For appointment to view, please call MR. LEMMON at EV 5-3411
Exclusive

NEAR BEACH WHITE SHAKES 10 MILE PT. AREA

Attractive little cottage. Ideal for retired couple. View of sea, on bus line and near shops. Living room with FP, bright kitchen wired for electric range. Three bedrms and bathrm. Auto-oil central heating. Garage and small finished room in basement. Price

$12,600

EV 5-3411 Mrs. Harvey EV 4-5149

OAK BAY GEM 875 LINKLEAS EXCLUSIVE

NEAR OAK BAY GOLF LINKS. ATTRACTIVE INSULATED 5-ROOM BUNGALOW WITH THRU HALL PLAN. LARGE LIVING ROOM AND DINING ROOM WITH OAK FLOORS. VERY NICE KITCHEN WITH TILE SINK. TWO GOOD BEDROOMS AND PEMBROKE BATHROOM. FULL CEMENT BASEMENT, OIL FURNACE AND GARAGE. SPLENDID CONDITION. ONE OF THOSE HOMES SO HARD TO FIND IN A GOOD LOCATION. OWNER TRANSFERRED. QUICK POSSESSION. PLEASE DO NOT DISTURB OCCUPANT

$12,600

Please contact E. J. FATT AT EV 5-3411.

SPECIAL VALUE LIKE NEW 3 BEDROOMS SPACIOUS LR DINING AREA SMART KITCHEN BASEMENT GARAGE UNDER OIL HEAT GOOD DISTRICT GARDEN IN. ONLY $13,500

EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

DEAN HEIGHTS OAK BAY BORDER 5-ROOM BUNGALOW

Smart 3-bedroom bungalow. Only 2 years old. Landscaping all done. Full basement. Auto-oil heating. Very good value at

$13,975

Terms if required.

To inspect please phone
Bert Daykin, EV 5-3411 or EV 2-0255

OAK BAY EXCELLENT VALUE

Situated north of the Avenue this well-kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest-size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price ... $16,500

Exclusive Listing
Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

EXECUTIVE HOME ROCKLAND AREA

Charming new home with most attractive features. Smart living room, sep dining room, de luxe kitchen with built in oven, three bedrms, FC basement, large rumpus room area with FP, roughed-in plumbing. Auto-oil hot-air heating. Floor area 1,450 sq. ft. An ideal home for a growing family in this popular secluded area. Price with terms

$24,500

EV 5-3411 Mrs. Harvey EV 4-5149

UPLANDS EXCLUSIVE

We can offer you almost immediate possession of this attractive and well-built home in this very desirable area. Living entrance hall, large living room (15 x 25), guest-size dining room, powder room, modern kitchen with breakfast area, graceful open stairway to three bedrooms and bathroom up; full basement with recreation area and maid's quarters. Nice garden with lawns, patio and trees. This is a house that we can highly recommend. Further particulars gladly given.
Fairly priced at ... $29,950

Mrs. Harvey and Mr. Speed
EV 5-3411 EV 5-3411

KER & STEPHENSON LTD.

Member Multiple Listing Bureau
909 GOVERNMENT STREET

ARTISTIC SPLIT-LEVEL RESIDENCE, 196-ft. frontage, Oak Bay waterfront. Semi-seclusion. Beautiful garden. Four rooms and bath; 40-ft. living room, interior finish mahogany, knotty pine and ceramic tile; two fireplaces. Maid's room and bath in ground-level basement. Top condition. $20,000, including all drapes and broadloom. Half cash. EV 3-6502.

SOUTH FAIRFIELD, UP-AND-down duplex, freshly painted, fruit trees, $9,750. No agents. EV 4-2130.

150 HOUSES FOR SALE

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

DRIVE BY "585 O'CONNELL"

New, 2 bedrooms. Full basement. Plus many features.
FULL PRICE ... $10,950

"570 TAIT"

New, 2 bedrooms. Full basement. Oil-O-Matic. Immediate possession.
FULL PRICE ... $10,700

"596 BAXTER"

3-year-old, 2-bedroom home with attached carport. Oil-O-Matic. Make an offer on ... $9450

Excellent value offered on the above homes in the Glanford area. Drive by, to see over. Call Herb Hodgson, EV 2-2101; res GR 9-2114.

ROCKLAND RESIDENTIAL $16,500

Outstanding value is this modern, 3-year-old home, situated on a quiet street, 3 bedrooms, in-line living room and dining room, smart kitchen with nook and plumbed for auto washer. Full high basement, more than adequate space for rumpus room. Terms available. Possession no problem.

Call G. Jessup, EV 2-1667
L. Wright GR 7-1659.

GORDON HEAD SEA VIEW

Contemporary-styled 3-bedrm home with a most interesting floor plan. Charming living-dining area separated by a decorative fireplace with raised hearth and rolled-brass screen. Picture windows, catching view of sea and mountains. Bright electric kitchen with breakfast area. Full basement with roughed-in rumpus rm and 4pcs. Large landscaped lot, fully fenced. An immaculate home with many interesting and expensive extras.
PRICE with TERMS $17,500

Exclusive with Pat DeLaney, Ph. EV 2-2101; res. EV 2-4956.

Waterfront

CORNER PAT BAY HIGHWAY AND LOCHSIDE ROAD

A very attractive, modern bungalow with a terrific view and fishing right at your door. 5 rooms, double plumbing. Rumpus room with FP. Oil hot-water heating. Fully insulated. Nicely-landscaped lot. Full particulars from

Len Wright, GR 7-1659 or
Robert Mitchell, EV 3-4473.

UP & DOWN DUPLEX

1138 Queens (drive by, do not disturb occupants). TWO SELF-CONTAINED suites, separate entrances. Re-wired and has separate electric meters. FULL BASEMENT, auto coal stoker. Can be purchased for $2,900 down and $75 per month. Tenants pays $55 per month, leaving your monthly payments only $20 PER MONTH.
Full price ... $10,450

Call G. Jessup, EV 2-2101, residence EV 2-1667.

TERRIFIC SEA VIEWS!!

SECLUSION. Oil HOT-WATER HEAT! At last . . . here's your home! Features a large, beautiful living room with SEA VIEW, a den, a lovely electric kitchen, 2 large bedrooms, a dinette. Workshop and no-step utility room. Garage. HALF-ACRE of lovely grounds. Specifically built for the owner. 9 yrs old. IF YOU HAVE DREAMED of these features . . . now, make them a REALITY!
FULL PRICE ... $15,500

I can show this beauty by making an appointment.

Please call Mr. Vining, EV 2-2101; Res, GR 9-3786.

UPLANDS (Exclusive Listing) $30,000

This beautiful architect designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101, Res EV 3-5039.

MONTREAL TRUST CO.

1111 GOVERNMENT STREET

NHA HOME

Located in new subdivision within three-mile circle, built 1956, this attractive, two-bedroom home is now for sale. An excellent NHA mortgage at 5¼% having a balance of $8,244, is available and may be assumed. Monthly payments are $67.83 P.I.T. Living and dining rooms are L-shaped. Excellent modern kitchen, 4-piece bath. Full concrete basement, drive-in garage and best grade oil-fired hot-air furnace. Price ... $12,500

Call A. A. Chauvin (Trust Officer) EV 3-2523, eves. EV 2-5135

New and Smart WITHIN YOUR MEANS ONLY $1500 DOWN

WHAT IS? WHY THIS CUTE BRAND NEW STUCCO, BUNGALOW containing spacious living room, cabinet electric kitchen, 2 bedrooms, utility, carport, on sewer and insulated. Situated on a level lot. Many buyers are looking for this type of home with such low terms.
Asking price ... $9900

Don't delay in calling JOHN A. FIDLER EV 5-6741. Northwestern Securities of Victoria Ltd.

$800 DOWN LAKE HILL 3 BEDROOMS

Spacious rooms and large lot. What more could you ask in this quiet district. Close to schools and stores. Thru hall, living room with fireplace, 3 bedrooms, large family kitchen, 3-pce bath. Full basement. HA furnace. Fruit trees and small fruit. Low taxes. Top value with $800 down and $85 per mo.
Price ... $9500

Phone Norman Thornber at Western Homes Ltd. EV 2-2157, eves. GR 9-1853.

ROYAL OAK—3-BEDROOM HOME, large kitchen, full basement. Two acres of land. V.L.A. approved. $8,500. GR 9-2104.

150 HOUSES FOR SALE

Northwestern

SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"SEE THIS" "ON YOUR TV"

"MONDAY—CHANNEL 6, 6.40 P.M."

Yes, in the privacy of your own living room see a real FAMILY home in a setting of trees and shrubbery. Full basement, enclosed stairway leads, to unfinished attic where with a little effort you may arrange two dandy EXTRA bedrooms, making a total of FOUR. Hot-water heating. 6% mortgage. Truly an excellent proposition for the family man who needs four bedrooms and wishes to stay in a moderate price bracket.
Full price only ... $10,400

Let DON BACON show you this in your own living room on Monday, Channel 6, at 6.40 p.m. DON BACON, EV 5-6741.

"IN TOWN MARINA"

Get into North America's fastest growing business. This strategically located Marina with ways for 40-ft. boats, showrooms, work shop, boat rentals and wharves for 35 tie-ups, plus luxurious duplex living accommodation and a four-room cottage (waiting for the handyman), set on 165' of lovely waterfront, right in town offers unlimited opportunity for further development and all for only $12,000 down payment and with an end price of only ... $36,000

Trade will be considered. CALL NOW ED CHARTRES, EV 5-6741.

"WATERFRONT" "PRIVATE WHARF"

Lovely side-by-side duplex overlooking beautiful Brentwood Bay. Standing amidst tall trees, real large living room with picture window and brick fireplace, also dining room, modern kitchen wired for range. Twin-size bedroom in each suite. Oil heat and double carport. House can also be used as a one family home with several bedrooms. Anchorage. Full price with some terms ... $18,900

Exclusive with HARRY HOBSON, EV 5-6741 anytime.

"SECLUSION"

Parklike approach to this "Gentleman's Estate" of 2 ACRES with a private orchard. Winding driveway leads to a lovely 5-room home. Living room with fireplace, good family dining room, convenient kitchen, 2 bedrooms and an extra room in a most remarkable basement. Oil heating. 2 garages. Located in one of the nicer districts of Victoria.
Full price ... $16,500
with $6,000 down. Exclusive with HARRY HOBSON, EV 5-6741.

"EXCLUSIVE" "PRICED RIGHT"

Upper Richmond is the location of this new 3-bedroom home with many plus features, such as attractive combination living and dining room with nice fireplace, compact kitchen, thru hall, full concrete basement, drive-in garage, oil heat. Let us show you this cheerful livable home. Make an appointment right now by phoning MRS. BACON or MRS. WELLINGS at EV 5-6741 anytime.
Full price ... $14,500

"NEW HOME 3 BEDROOMS"

Large living room with brick fireplace, and good-size dining area. Hardwood floors, cabinet kitchen, full cement basement with extra plumbing, oil heating. Close to schools and transportation. Colquitz district.
Full price ... $14,500

$4,000 down. Phone HARRY HOBSON, EV 5-6741 anytime

(RE)TIRED? WHERE

Is your present accommodation satisfactory? Do stairs get you down? HERE IS THE ANSWER. A modern step saving home situated on a beautifully landscaped lot, featuring a large bright living rm, through hall, 2 bedrooms, practical dining room and well planned kitchen. AUTOMATIC OIL HEAT, basement garage as well as separate large one-car garage. Located high Quadra area.
Asking only ... $14,500

All offers welcome.

Please call JOHN ROWTON at EV 5-6741 anytime.

"BEST ON MARKET"

Beautiful home in a sheltered area. Large living room with entrance hall, lovely garden with shrubs and fruit trees. All for only ... $10,950

For full particulars call MRS. VERBEEK, EV 5-6741 or GR 9-5460 anytime.

"OAK BAY— $2500 DOWN"

Large, older home "Needs redecorating." Hampshire Rd. Big living room, kitchen, den and bath down; 4 bedrooms and bath up. Auto stoker, full basement. A duplex opportunity ... $10,900

2 BEDROOMS, GORGE

About 29 years young, but modernized, auto stoker, through hall, handy kitchen, "